

REQUEST FOR QUOTATION

REFERENCE NO: MR19-04-064

The National Development Company (NDC) is inviting all interested suppliers to submit their best quotation for the **PROCUREMENT OF SERVICES OF A THIRD-PARTY APPRAISER TO INSPECT AND VALUE FOUR (4) NDC PROPERTIES LOCATED IN DIFFERENT LOCATIONS WHICH SHALL BE OFFERED FOR LEASE OR SALE WITH DETAILS, AS FOLLOWS:**

No.	Location	TCT No.	Area (In sq.m.)	No. of Appraisal Company	Approved Budget
Luzon Area					
1	Kamagong & Sampaloc Streets., Makati City	29421	1,256	2	₱ 10,000 / (appraisal company)
2	San Juan, San Fernando, Pampanga	T-130664 to 666	1,526	1	₱ 15,000
Visayas Area					
3	LIDE, Isabel, Leyte	TP-10260		1	₱ 45,000
	- Pasar Housing Area		137,621		
	- Tank Farm Facility		13,147		
4	Poblacion, Bacolod City	T-96230 to 235	13,197	2	₱ 35,000 / (appraisal company)

SCOPE OF SERVICES:

- The appraisal services shall cover:

Kamagong & Sampaloc Streets., Makati City	Land only
San Juan, San Fernando, Pampanga	Land only
LIDE, Isabel, Leyte:	
- Pasar Housing Area	a) Land only (Appraise as developed land); and b) Land and improvement
- Tank Farm Facility	Land and improvement
Poblacion, Bacolod City	Land only

with the end purpose of establishing the Market Value and Fair Rental Value.

- The determination of Market Value should take into account the presence of illegal settlers, if there is any
- Property, Location and Identification - Based on the Technical Description as inscribed in the title, conduct all necessary inspections to verify and/or record the following:

- Property location and identification
 - Landmarks and distance from main thoroughfares
 - Tenants, occupants and claimants, if any.
4. Land Data Verification – Locate, inspect and plot the subject property to determine the physical characteristics of the land such as: size, shape or terrain, elevation in relation to fronting thoroughfares, road type and width, road frontage, average depth and such other information.
 5. Neighborhood Data – conduct verification with the Planning Office to determine any on-going and future development within the covered barangay or municipality of the subject property.

The report should contain:

- Compliance to official zoning of the area in which the property is located
 - Land development
 - Availability of public services – i.e., water, power, gas, telephone, sanitation and transportation
 - Nature and condition of public thoroughfares
 - Nuisances and/or easements, if any
 - Availability and accessibility of amenities, i.e., commercial centers, recreation facilities, hospitals and churches, school and public markets
6. Identify risks – determine and identify risks present in the property and conditions that aggravate the risk that will affect its value and will require security or insurance coverage or will result in higher insurance premiums.
 7. Highest and Best Use – analyze the prevailing land use in the neighborhood and current land use plans and compare the nature of the subject property in order to determine the HABU.
 8. Valuation – gather and analyze data on recent sales of similar properties in the vicinity of the subject property and interview people known to be knowledgeable of real estate prices and the circumstances of the sales.

Gather and analyze data on the zonal valuation of the subject property.

Gather and analyze data on the prevailing rental rates in the vicinity of properties of the same classification or highest and best use and provide an opinion of the Market Rental Value of the subject property.

REPORTING REQUIREMENTS:

A draft narrative report shall be submitted based on the above scope of work to the Asset Management Group within 15 calendar days after the inspection date. A notice to finalize the report shall be given within 5 calendar days after submission of draft report.

The report should clearly and accurately set forth the conclusions of the valuation/appraisal in a manner that is not misleading specifying all assumptions and limiting conditions upon which the value conclusion is contingent.

The following should form part as annexes to the report:

- Compound layout, lot plan, vicinity map, location plan to show the relative location of land and improvements, if any
- Photographs of the property
- Duly certified Tax Declarations of the property from the Assessor's Office
- BIR certified Zonal Value of the property

Approved Budget : **₱ 150,000.00**
inclusive of VAT and out-of-pocket expenses

Submission of Quotation and Eligibility Requirements : April 17, 2019

Mode of Procurement : Small Value Procurement

Eligibility Requirements :

1. Valid and current Mayor's Permit (certified true copy)
2. PhilGEPS Registration Certificate (certified true copy) or PhilGEPS Registration Number
3. 2017 Income Tax Return or Latest Business Tax Return (certified true copy)
4. Omnibus Sworn Statement (Notarized)

Please submit your quotation and eligibility requirements in a sealed envelope at the address stated below.

Name of Bidder:

BIDS AND AWARDS COMMITTEE

National Development Company
7/F NDC Building, 116 Tordesillas St.
Salcedo Village, Makati City
Fax: 840-4862
Attention: BAC Secretariat
Reference Number: MR19-04-064

All prices should be VAT inclusive. Further, please indicate in the quotation the following:

1. Terms of Payment – Full payment upon completion of work
2. Estimated Completion – 20 calendar days from receipt of the Notice to Proceed together with the Letter of Authority to inspect to be issued by NDC, as needed.


AGM SATURNINO H. MEJIA

Chairperson, Bids and Awards Committee